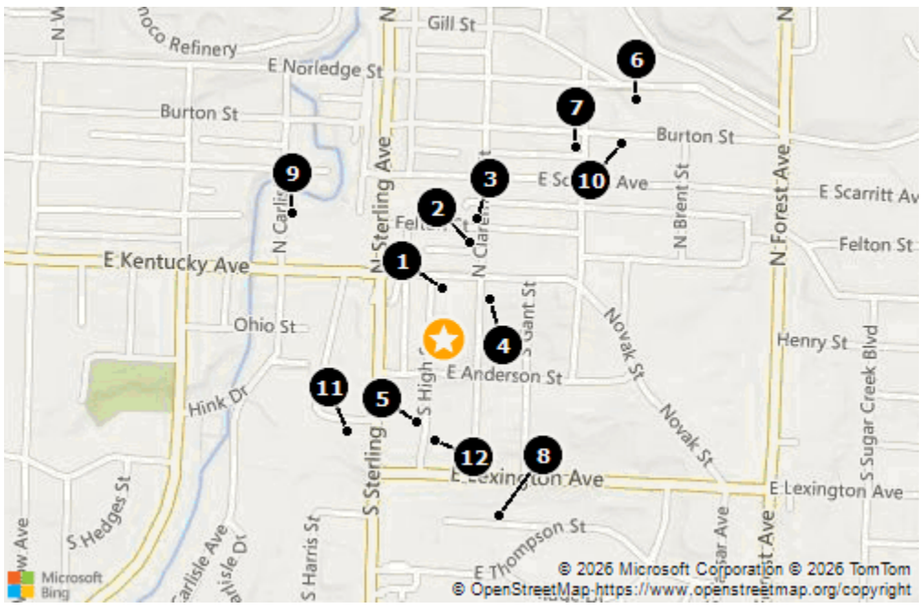
ICE SiteX Report

OrderID: 98709171

SiteX Property Information Report



Subject Property Location

123 S HIGH ST, SUGAR CREEK, MO 64054-1239

County:	**JACKSON MO**	Census Tract:	290950111.003024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-740-03-08	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$100,870 - $161,130	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	128
Assd Land Value:	$3,498	Market Land Value:		Tax Year:	2025
Assd Improvement:	$7,055	Market Improvment Value:		Total Taxable Value:	$785
Total Assessed Value:	$10,553	Total Assessor Market Value:	$55,540	Delinquent Year:	
				Tax Account ID:	727543
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 67 Subdivision: SUGAR CREEK
Abbreviated Description: SUGAR CREEK ANNEX LOT 67 & W 1/2 VAC ALLEY LY E OF & ADJ SD LOT

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	2	Pool:	
Building Area:	873 SF	Baths:	1	Fireplace:	1
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Asbestos
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Convention	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/13/2025	Loan Amount:	N/A
Document #:	2025E0032224 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 67&102 Subdivision: SUGAR CREEK ANNEX
City/Muni/Twp: SUGAR CREEK

Mortgage Record

Recording Date:	12/15/2023	Loan Amount:	N/A
Document #:	2023E0089605 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 67&102 Subdivision: SUGAR CREEK ANNEX
City/Muni/Twp: SUGAR CREEK

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	N/A
Document #:	2023E0071111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/21/2022	Sales Price:	$58,814

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Document #:	2022E0026541 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/16/2022	Loan Amount:	N/A
Document #:	2022E0025190 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	
Legal Description:			

Lot: 67&102 Subdivision: SUGAR CREEK ANNEX
City/Muni/Twp: SUGAR CREEK

Prior Transfer

Recording Date:	01/04/2018	Sales Price:	N/A
Document #:	2018E0001184 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/26/2017		
Document Type:			
Legal Description:			

Lot: 67&102 Subdivision: SUGAR CREEK ANNES

Prior Transfer

Recording Date:	12/26/2017	Sales Price:	$59,900
Document #:	2018E0001184 BK-PG 2157 -1574	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 67 Subdivision: SUGAR CREEK
Abbreviated Description: SUGAR CREEK ANNEX LOT 67 & W 1/2 VAC ALLEY LY E OF & ADJ SD LOT

Prior Transfer

Recording Date:	01/14/2014	Sales Price:	N/A
Document #:	2014E0003533 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/28/2004	Sales Price:	N/A
Document #:	2004I0008770 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/28/2004		
Document Type:			
Legal Description:			

Lot: 67&102 Subdivision: SUGAR CREEK ANNEX

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	10,890 SF	Median # of Baths	1
Median Living Area	1,145 SF	Median Year Built	1950
Price Range - 2 Yrs		Age Range	1 years to 116 years
Median Value		Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**103 S HIGH ST** **SUGAR CREEK, MO 64054-1239**	08/10/2026				//		10,890 SF	
2	.13Mi.	**11225 FELTON ST** **SUGAR CREEK, MO 64054-1227**	04/24/2026			1408	/3/2	2025	16,553 SF	
3	.16Mi.	**11230 FELTON ST** **SUGAR CREEK, MO 64054-1228**	04/06/2026			778	/2/1	1910	6,970 SF	
4	.08Mi.	**107 S CLAREMONT AVE** **SUGAR CREEK, MO 64054-1225**	03/23/2026			1342	/3/2	1946	12,197 SF	
5	.11Mi.	**212 S HIGH ST** **SUGAR CREEK, MO 64054-1415**	03/17/2026			1272	/3/2	1949	11,326 SF	
6	.37Mi.	**11515 GILL ST** **SUGAR CREEK, MO 64054-1316**	10/27/2025			1051	/2/1	1910	77,537 SF	

1 .07Mi. **103 S HIGH ST** **SUGAR CREEK, MO 64054-1239** 08/10/2026 // 10,890 SF
APN: 14-740-03-02 Document #: 2026E0059368
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 57&58 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:57&58 Subdivision:SUGAR CREEK ANNEX

2 .13Mi. **11225 FELTON ST** **SUGAR CREEK, MO 64054-1227** 04/24/2026 1408 /3/2 2025 16,553 SF
APN: 14-710-26-20 Document #: 2026E0030281
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19-21 Block: 7 Subdivision: SUGAR CREEK TOWNSITE Abbreviated Description: Lot:19-21 Block:7 Subdivision:SUGAR CREEK TOWNSITE City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

3 .16Mi. **11230 FELTON ST** **SUGAR CREEK, MO 64054-1228** 04/06/2026 778 /2/1 1910 6,970 SF
APN: 14-710-20-18 Document #: 2026E0024885
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 6 Subdivision: SUGAR CREEK TOWNSITE SUBDIVISION Abbreviated Description: Lot:18 Block:6 Subdivision:SUGAR CREEK TOWNSITE SUBDIVISION City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

4 .08Mi. **107 S CLAREMONT AVE** **SUGAR CREEK, MO 64054-1225** 03/23/2026 1342 /3/2 1946 12,197 SF
APN: 14-740-02-04 Document #: 2026E0020698
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 115-117 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:115-117 Subdivision:SUGAR CREEK ANNEX Abbreviated Description:LOT: NORTH 18 FT OF LOT 117 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

5 .11Mi. **212 S HIGH ST** **SUGAR CREEK, MO 64054-1415** 03/17/2026 1272 /3/2 1949 11,326 SF
APN: 14-740-12-18 Document #: 2026E0019274
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32-34 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:32-34 Subdivision:SUGAR CREEK ANNEX Abbreviated Description:LOT: NORTH 8 FT OF LOT 32 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

6 .37Mi. **11515 GILL ST** **SUGAR CREEK, MO 64054-1316** 10/27/2025 1051 /2/1 1910 77,537 SF
APN: 15-920-04-07 Document #: 2025E0079954
Document Type: Price Code:

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Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 14 Subdivision: SUGAR CREEK TOWNSITE Abbreviated Description: Lot:2&3 Block:14 Subdivision:SUGAR CREEK TOWNSITE Abbreviated Description:LOT: WEST 129.82 FT OF LOT 3 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

7	.29Mi.	**11431 BURTON ST** **SUGAR CREEK, MO 64054-1218**	10/17/2025	1154	/3/2	1958	7,841 SF

APN: 14-710-18-01 Document #: 2025E0077596
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14&15 Block: 10 Abbreviated Description: Lot:14&15 Block:10 Abbreviated Description:LOT: EAST 18.4 FT OF LOT 14 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

8	.23Mi.	**11236 E SMART AVE** **SUGAR CREEK, MO 64054-1537**	10/17/2025	1136	/3/2	1978	6,970 SF

APN: 14-740-15-34 Document #: 2025E0077619
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: STERLING ESTATES Abbreviated Description: Lot:1 Subdivision:STERLING ESTATES City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

9	.25Mi.	**201 N CARLISLE ST** **SUGAR CREEK, MO 64054-1016**	10/02/2025	1392	/3/1	1922	4,792 SF

APN: 14-710-21-15 Document #: 2025E0073655
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 169-172 Subdivision: SUGAR CREEK PARK Abbreviated Description: Lot:169-172 Subdivision:SUGAR CREEK PARK Abbreviated Description:LOT : WEST 12 FEET OF LOT 169 SOUTH 58.37 FEET OF LOT 170-172 City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

10	.32Mi.	**11511 BURTON ST** **SUGAR CREEK, MO 64054-1305**	09/09/2025	1392	/3/1	1950	33,977 SF

APN: 15-920-08-04 Document #: 2025E0066792
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 15 Subdivision: SUGAR CREEK TOWNSITE Abbreviated Description: Lot:2&3 Block:15 Subdivision:SUGAR CREEK TOWNSITE Abbreviated Description:LOT: NORTH2 OF LOT 2 & W 20 FT N2 OF LOT 3

11	.17Mi.	**11111 LAKE ST** **SUGAR CREEK, MO 64054-1401**	09/08/2025	672	/2/1	1959	3,920 SF

APN: 14-740-16-02 Document #: 2025E0066136
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: LAKEVIEW Abbreviated Description: Subdivision:LAKEVIEW Abbreviated Description:LOT: EAST 45FT OF N 70FT OF LOT 6

12	.13Mi.	**221 S HIGH ST** **SUGAR CREEK, MO 64054-1414**	09/02/2025	864	/3/1	1956	10,890 SF

APN: 14-740-13-19 Document #: 2025E0064587
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 82&83 Subdivision: SUGAR CREEK ANNEX Abbreviated Description: Lot:82&83 Subdivision:SUGAR CREEK ANNEX City/Muni/Twp:SUGAR CREEK City/Muni/Twp: SUGAR CREEK

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**123 S HIGH ST**	**12/26/2017**	$55,540	$10,553	873	/2/1	1920	5,227 SF	
.01Mi.	**125 S HIGH ST**	**06/15/2005**	$63,480	$12,061	860	/3/1	1920	10,454 SF	
.01Mi.	**121 S HIGH ST**		$62,150	$11,809	858	/2/1	1925	10,454 SF	
.02Mi.	**117 S HIGH ST**	**01/19/2018**	$11,900	$2,261	864	/2/1	1920	5,227 SF	
.02Mi.	**129 S HIGH ST**		$116,380	$22,112	1,401	/2/2	1925	10,019 SF	
.03Mi.	**120 S CLAREMONT AVE**	**04/12/2018**	$54,220	$10,302	910	/3/1	1948	9,583 SF	
.03Mi.	**126 S CLAREMONT AVE**		$74,060	$14,071	1,258	/3/1	1950	15,682 SF	
.04Mi.	**131 S HIGH ST**	**04/14/2010**	$64,800	$12,312	957	/2/1	1929	5,663 SF	
.04Mi.	**116 S CLAREMONT AVE**	**03/23/2012**	$58,190	$11,056	1,305	/3/1	1950	11,326 SF	
.04Mi.	**124 S HIGH ST**	**06/02/2014**	$87,280	$16,583	1,300	/3/1	1926	10,019 SF	
.04Mi.	**128 S HIGH ST**	**12/19/2012**	$44,960	$8,542	956	/2/1	1925	4,792 SF	
.04Mi.	**111 S HIGH ST**		$43,640	$8,292	840	/2/1	1925	5,227 SF	
.05Mi.	**110 S CLAREMONT AVE**		$51,060	$9,702	874	/2/1	1946	10,019 SF	
.05Mi.	**132 S HIGH ST**		$68,660	$13,046	704	/2/2	1920	10,454 SF	
.06Mi.	**106 S CLAREMONT AVE**		$47,610	$9,046	712	/2/1	1932	10,454 SF	
.06Mi.	**11303 E ANDERSON ST**	**12/19/2016**	$55,540	$10,553	836	/3/1	1925	7,405 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.4 years old	Households:	1,802
Median Household Income:	$49,087	Households w/Family:	60%
Household Income Per Capita:	$25,854	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Independence 30 School District	Students:	14,272
Number of Schools:	31	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.17Mi.	**Day Treatment** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 12
0.64Mi.	**Abraham Mallinson Elementary School** Number of Students: 282 Student-Teacher Ratio: 14.29	D	Public	2 - 5
1.35Mi.	**Van Horn High School** Number of Students: 1,067 Student-Teacher Ratio: 16.8 Advanced Placement: Yes	D+	Public	9 - 12
0.43Mi.	**Sugar Creek Elementary School** Number of Students: 134 Student-Teacher Ratio: 14.6	NA	Public	KG - 1
2.67Mi.	**Clifford H. Nowlin Middle School** Number of Students: 902 Student-Teacher Ratio: 16.75	D+	Public	6 - 8

Flood Report

The Subject Property of **123 S HIGH ST, SUGAR CREEK, MO 64054-1239** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	117%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	117%	HIGHER
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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